
AGENDA

1. Roll Call
2. Minutes – October 14, 2009 (Regular Meeting) *Discussion & Action*
3. Rezoning Case **Garry & Patricia Williams** ~ Bethel Township ~ 1979 Lake Road *Discussion & Action*
Z-2009-5 ~ 2.218 Acres ~ R-1 (Rural Residence District) to B-3 (General Business District)
4. Rezoning Case **Melvin Ward** ~ Bethel Township ~ 644 S. Medway-Carlisle Road ~ *Discussion & Action*
Z-2010-1 5.44 Acres ~ A-1 (Agricultural District) to R-1 (Rural Residence District)
5. Election of Officers *Discussion & Action*
6. Staff Comments *Discussion*
7. Adjournment *Action*



HAPPY NEW YEAR!

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30am.
Wednesday, October 14, 2009

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Chairman Crosbie of the Clark County Rural Zoning Commission of Clark County Ohio, calls the meeting to order at 8:30am.

Present: Mr. Tom Crosbie, Mrs. Linda Smith, Mr. Gary Cummins, Mrs. Jerri Taylor, and Mr. John Hays.

Absent: Mr. John Baird.

RZC: 10-17-2009: Minutes ~ September 9, 2009 (Regular Meeting)

Motion by Mrs. Taylor, seconded by Mr. Cummins, to approve the minutes as presented.

VOTE: Motion carried unanimously.

RZC: 10-18-2009: Motion to Approve Thomas A. Hale, Secretary

Motion by Mrs. Smith, seconded by Mrs. Taylor, to approve Thomas A. Hale, Secretary.

VOTE: Motion carried unanimously.

ZA-2009-1: Proposed Zoning Amendments ~ Clark County Zoning Regulations

Mr. Tritle presents the Proposed Zoning Amendments and the changes as follows:

Chapter 1 – Amend language to take into account that all new zoning maps are digitized (page 1-A)

Chapter 2 – The elimination of bonus cluster lotsplits; ORC only permits 4 lots out of an “original tract” (page 2-A)

Revise I-1 District to match changes to B-1 thru B-4 districts (page 2-B)

Table showing comparison of setbacks of current B-1, B-2, B-3, B-4 & I-1 with proposed I-1 (page 2-C)

Chapter 3 – Amend language concerning Flood Plain Overlay District to coincide with the new flood area map changes (page 3-A)

Chapter 5 – Amend parking provisions to indicate hard surface is required except for Agricultural, single or two-family uses (page 5-A)

Chapter 8 – Section B – add new section to permit Accessory Family (mother-in-law) Suites (page 8-A)

Section F – minor modification concerning patios or open porches and

screening requirements (page 8-A)

Section H – Expand the section dealing with solar equipment (page 8-B)

Section J – Add new section dealing with wind turbines (page 8-C thru 8-H)

Chapter 9 – Section G – Make changes to Administrative Procedures to eliminate language from the Ohio Revised Code (ORC) and merely reference ORC. This eliminates the need to make Zoning Text changes when there is a change to ORC (Page 9-A thru 9-C)

Chapter 10 – Add definition for “Accessory Family Suite” (page 8-H)

Map Change – Amend the Zoning Map for Harmony Township to show the boundary for the recently adopted “Eastern Edge Corridor” study amendments (Map-1)

Mr. Tritle states that the Clark County Planning Commission recommended approval of the Proposed Zoning Amendments with a recommendation for Chapter 8, Section B, Numbers (h-5) & (h-7) be eliminated or revised and an additional line item stating the owner will not use the Accessory Family Suite as an opportunity for investment income.

The Staff proposes that the Amendments stay as written opposed to the changes recommended by the County Planning Commission to insure that the building code regulations would not be violated. As written, there could be two (2) living units in one (1) structure without having it fall into the two-family category and all of the building requirements that goes along with it. We want to fill the need that we are seeing more of without bringing on the penalty of the building code requirements of a two-family unit.

Mr. Farnsworth comments that the sections pertaining to solar equipment, depending on the size of the wind turbines, if they generate less than 5 mega watts the permits will be issued through local zoning and ones above 5 mega watts will go through the State of Ohio. An example; because of their size, the ones going up in Champaign County, are going through the State.

Mr. Tritle asks if there are any questions or comments on any of the proposed amendments.

Mrs. Taylor asks for clarification with regards to having or not having separate utilities under one structure.

Mr. Tritle responds that the objective is to not have separate utilities. We worked with the building department to come up with the language that would permit an Accessory Family Suite but still not make it a “2-Family” that could later turn into a rental unit.

Mrs. Smith asks if an individual property owner wants to build a large wind turbine that that is not our jurisdiction and they will have to pull the permit through the State of Ohio as well.

Mr. Tritle responds that public utilities have always been exempt from zoning. Once you reach the 5 mega watt you’re now classified as a public utility and are exempt.

Mrs. Smith asks if regenerating old wind mills would fall under these regulations.

Minutes

Clark County Rural Zoning Commission

Mr. Farnsworth clarifies the difference between wind mills and wind turbines and their functions.

Mrs. Taylor asks in the voting process will it be by chapter or as a whole.

Mr. Tritle responds that it will be one (1) motion unless there is a need to separate one out for special attention.

Chairman Crosbie opens the meeting to the public at 8:59 a.m.

Chairman Crosbie closes the public meeting at 9:00 a.m.

Hearing no further questions, Chairman Crosbie asks for a motion

RZC:10-19-2009: ZA-2009-1 Proposed Zoning Amendments ~Clark County Zoning Regulations

Motion by Mrs. Taylor, seconded by Mr. Cummins to Approve case ZA-2009-1 as presented.

VOTE: Motion carried unanimously.

Staff Comments

Mr. Tritle informs the members there will be no meeting next month.

Mr. Farnsworth announces that Friday, December 4th, is the Miami Valley Planning and Zoning Workshop at Sinclair Community College and the registration fee is \$30.00. A Request has been submitted to the County Commissioner's for reimbursement to board members attending. We will advise you if that is approved. It is highly recommended that you attend as a public official.

Adjournment

RZC: 10-20-2009: Adjournment

Motion by Mrs. Smith, seconded by Mr. Hays to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:03 a.m.

Mr. Tom Crosbie, Chairman

Mr. Thomas A. Hale, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2009-5

To: Clark County Rural Zoning Commission	Date of Meeting: January 13, 2010
From: Community Development Staff	Date of Report: November 24, 2009

Applicant: Garry & Patricia Ann Williams

Request Action: Rezone **from - R-1** (Rural Residence District)
to - B-3 (General Business District)

Location: 1979 Lake Road

Size: 2.218 acres

Existing Land Use: Undeveloped

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	residential & commercial	R-3 Medium Density Single- & Two-Family Residential B-1 Neighborhood Business District
South	residential & agriculture	R-1 Rural Residence District R-3 Medium Density Single- & Two-Family Residential A-1 Agricultural District
East	residential & commercial	R-1 Rural Residence District I-1 Industrial District
West	manufactured home park & residential	R-1 Rural Residence District R-3 Medium Density Single- & Two-Family Residential

ANALYSIS

This property was zoned R-1 as part of the original zoning map for Bethel Township. Previous Rezoning Case Z-2009-3, from R-1 to B-4, was denied in October 2009.

County Engineer

Has concerns about possible drainage outlet issue. Does not object to rezoning. (See Nov. 24, 2009 letter)

Soil Conservation

Report indicates soil types and drainage. (See July 16, 2009 letter)

County Health District

No report. Site can be served by public sewer.

Community Development Department

When Bethel Township originally adopted zoning in 1964, this property was zoned R-1 (Rural Residence District). It has remained undeveloped. According to County records, the applicant obtained this property in 2004. On July 6, 2009, the applicant filed for rezoning to a **B-4** District. This rezoning was denied. They have filed this second request to rezone to **B-3**. The B-3 District was requested to accommodate the proposed use of a used car lot.

The **CROSSROADS** Comprehensive Land Use Plan shows this area as Medium Density Residential. The Plan states - "Medium density residential development (4 to 6 dwellings per acre - gross density) should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships – and the majority of the City of Springfield. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections." Although there are adjacent areas zoned for commercial uses, these were rezoned prior to the **CROSSROADS** Plan in 1973 & 1984.

Staff Recommendation

Due to the location of the property, the surrounding uses and the Comprehensive Plan, the staff is of the opinion that a Business District would not be appropriate at this location. Recommendation is for denial of this rezoning. This is the same recommendation as the previous rezoning, Z-2009-3.

Clark County Planning Commission - Meeting Date: December 2, 2009

Motion by Ms. Anderson, seconded by Mr. Hopkins to recommend **Approval** to the Rural Zoning Commission of the request of Garry & Patricia Ann Williams to rezone 2.218 acres located at 1979 Lake Rd., Bethel Township from R-1 (Rural Residence District) to B-3'S' (General Business District - Specific Use) with the Specific Use limiting pavement to 3,500 Sq. Ft. (50' X 70').

VOTE: Yes - Mr. Minard, Ms. Anderson, Mr. Lyons, and Mr. Hopkins
 No - Mr. Hartley

Motion carried.

Attachments:

1. Letter from County Engineer
2. Report from Soil Conservation
3. Location Map
4. Lot Map
5. Zoning Map

Clark County Engineer's Department

Johnathan A. Burr P.E., P.S.
Clark County Engineer

4075 Laybourne Road
Springfield, Ohio 45505-3613
(937) 521-1800 (937) 328-2473 fax
www.clarkcountvohio.gov/engineer

November 24, 2009

Clark County Planning Commission
3130 E. Main Street, Suite 1A
Springfield, Ohio 45505

Re: Z-2009-5 Gary & Patricia Williams
2.218 Acres Lake Road from R-1 to B-3

Mr. Tritle,

The County Engineer has reviewed the request by Gary & Patricia Williams to rezone 2.218 acres currently zoned R-1 Residential to B-3 Business for a used car lot.

1) Access

- a) The property has access onto Lake Road, which is classified as a Collector Street on the County's Thoroughfare Plan.
- b) There are currently two access points, connected by a loop drive onto the property. The drive will likely be sufficient for the proposed use, but may require improvements, grading, paving, etc. No additional access points are recommended.

2) Drainage

- a) The site is currently un-developed with vegetative cover. The site appears to drain satisfactorily in the present undeveloped state.
- b) If rezoned, the proposed use would dictate the need to replace the vegetative cover with buildings, parking and drives. If more than ½ acre of land is developed, the resulting land use change may require the site developer to address accelerated runoff and water quality issues in accordance with the Clark County Stormwater Regulations. Impoundment of stormwater is likely to be a requirement, based on the requested use. It appears that it may be difficult to provide a gravity outlet for any type drainage system, based on the limited information available.

The County Engineer has no objection to the request to rezone 2.2 acres in Bethel Township, based on the above noted comments. However, our concerns are noted above may prove to be a challenge for the site developer.

Sincerely,

Johnathan A. Burr, P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

I:\ZONING\2009 Zoning\Z-2009-5 Gary Williams.doc

Paul W. DeButy, P.E. - Deputy Engineering/Planning
Kenneth D. Fenton, P.S. - Deputy Engineer
Doug Frank - Superintendent, Bridges/Garage/Traffic
Mark Niccolini - Drainage Maintenance Supervisor

Ned G. Weber - Deputy Operations/Maintenance
Thomas Bender, P.E. - Project Design Engineer
Donald Boyle - Road Superintendent
William Pierce, P.S. - Tax Map Director



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own - Goes the Duty to Conserve

BOARD OF SUPERVISORS

John Ritter, Chairman
Brent Pence, Vice Chairman
Fred Berge, Fiscal Agent
Adam Agle, Secretary
Dan Maxson, Treasurer

July 16, 2009

Shane Farnsworth
3130 East Main Street
Springfield, Ohio 45505

RE: 2065 Lake Road - Bethel Twp. - 2.2 Ac.

Dear Pat,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached reports are generated from NRCS's soil survey for Clark County. The reports provided give a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Page one of the report contains the soil map for the area stated above and page two of the report contains a list of all soils and their limitations for the site. The third page gives a detailed description for the limiting factors for the building site. Please note that areas on the map highlighted in **RED** have a very limited rating for small commercial buildings according to the NRCS Web soil survey. A *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

Soils

Map *EmA* Eldean silt loam, 0 to 2 percent slopes

This very deep soil is nearly level and well drained located on terraces along streams. The parent material is glacial outwash deposits. Available water capacity is moderate, organic matter content is low, the rooting zone is deep, and permeability is moderate (0.6 to 2.0 in/hr) in the subsoil and rapid (6.0 to 20 in/hr) in the underlying sand and gravel. Generally, this soil is not subject to flooding.

Map *EmB* Eldean silt loam, 2 to 6 percent slopes

This very deep soil is gently sloping and well drained located along drainageways on stream terraces and on gravel knolls on uplands. The parent material is glacial outwash deposits. Available water capacity is moderate, organic matter content is low, the rooting zone is deep, and permeability is

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT

moderate (0.6 to 2.0 in/hr) in the subsoil and rapid (6.0 to 20 in/hr) in the underlying sand and gravel. This soil is not subject to flooding.

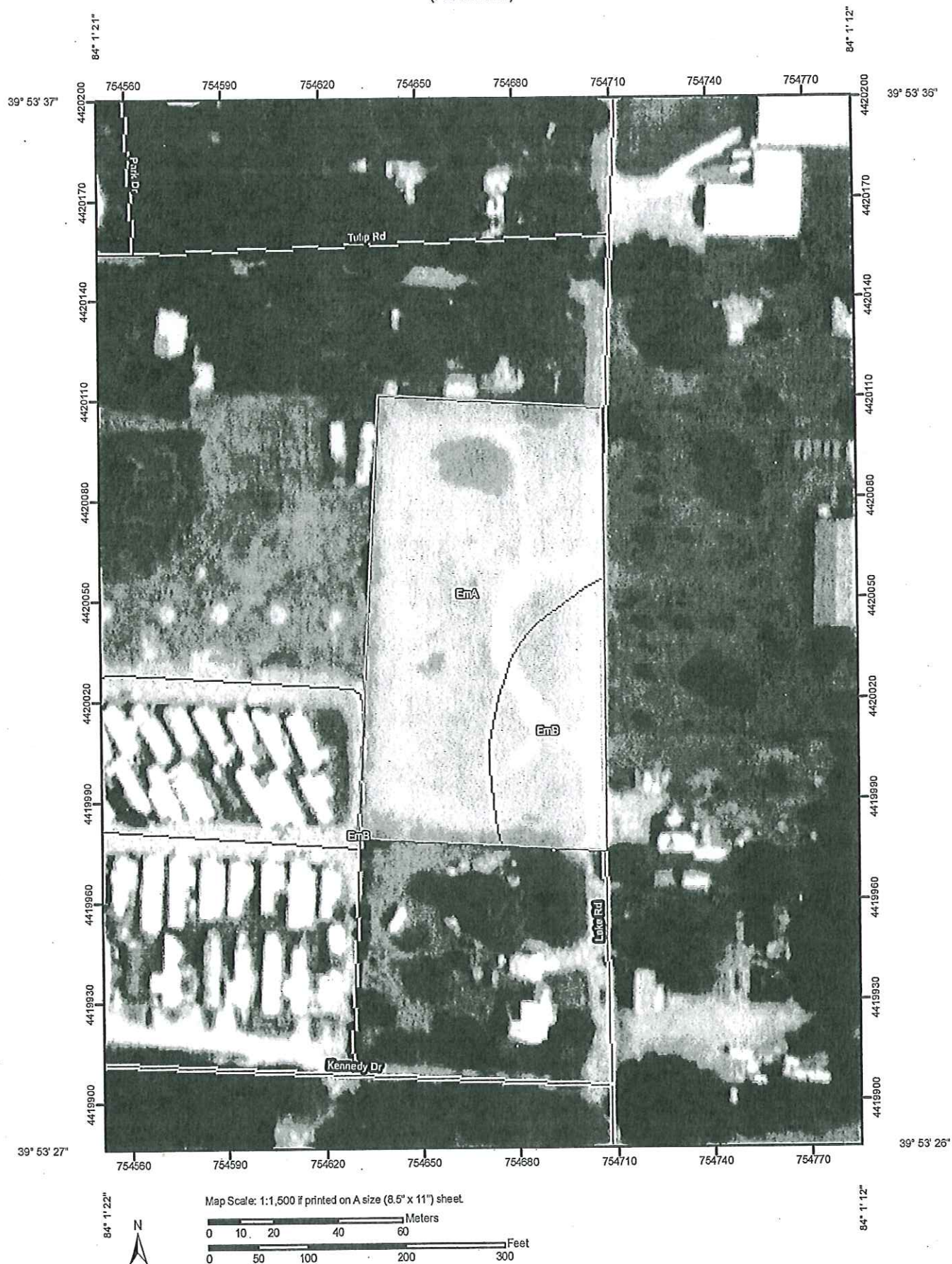
Drainage

Our office has no written or historical records of any sub-surface drainage on the proposed site, however if any sub-surface drainage is encountered please take the appropriate corrective measures. Please be advised when performing any excavation on site.

Sincerely,

Jereme Best
District Technician, Clark SWCD

Small Commercial Buildings (OH)—Clark County, Ohio
(Pat Williams)



Report—Dwellings and Small Commercial Buildings (OH)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)—Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EmA—Eldean silt loam, 0 to 2 percent slopes							
Eldean	75	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Shrink-swell	0.50
EmB—Eldean silt loam, 2 to 6 percent slopes							
Eldean	85	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Shrink-swell	0.50

Data Source Information

Soil Survey Area: Clark County, Ohio
 Survey Area Data: Version 10, Dec 23, 2008



Dwellings and Small Commercial Buildings (OH)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings with and without basements and small commercial buildings. The ratings in the table are both verbal and numerical.

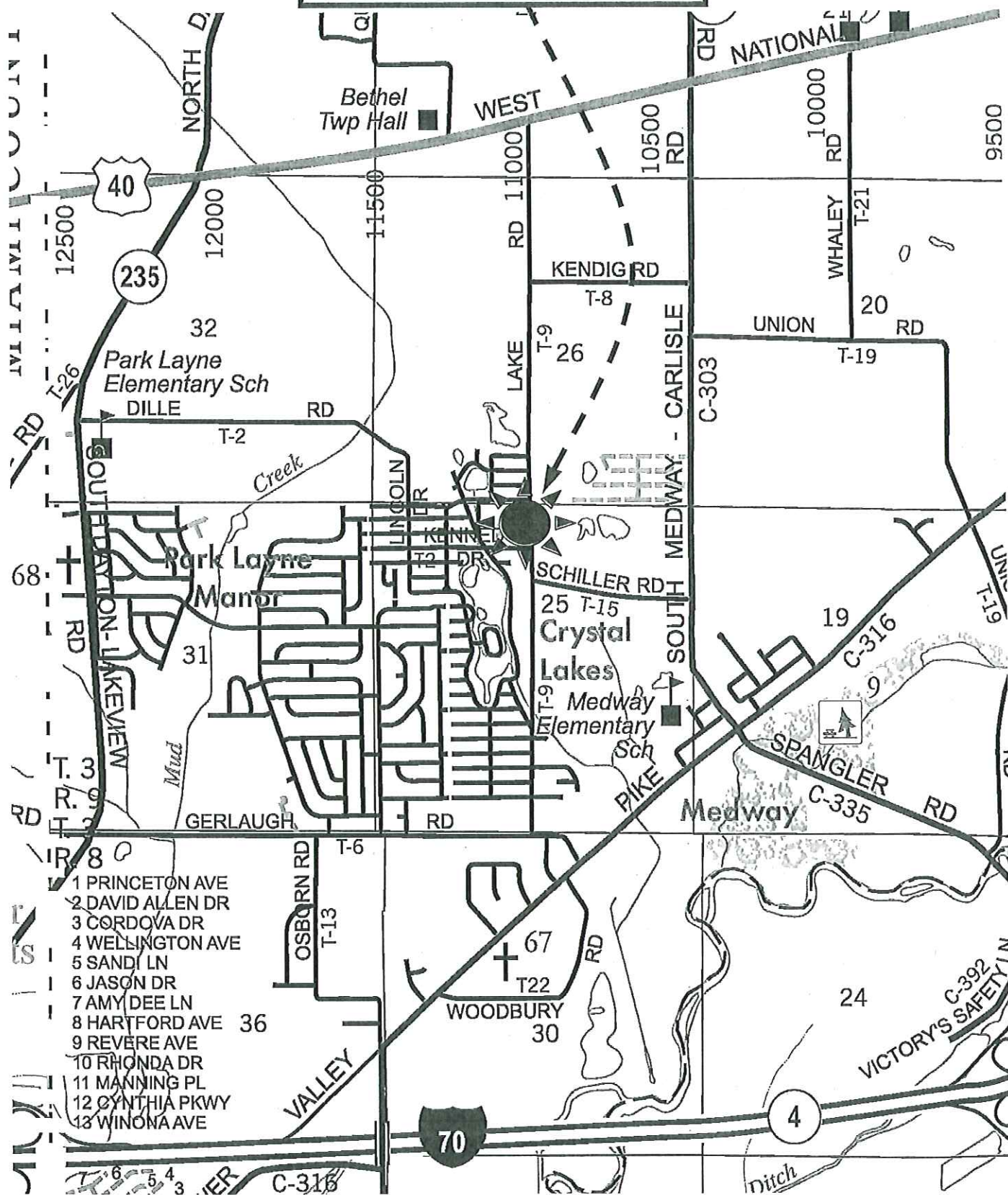
Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

LOCATION MAP



CASE # Z-2009-5
Rezone from R-1 & B-3

2.218ac.

1979 Lake Rd.
Bethel Twp.

LOT MAP

300ft



CASE # Z-2009-5
Rezone from R-1 & B-3

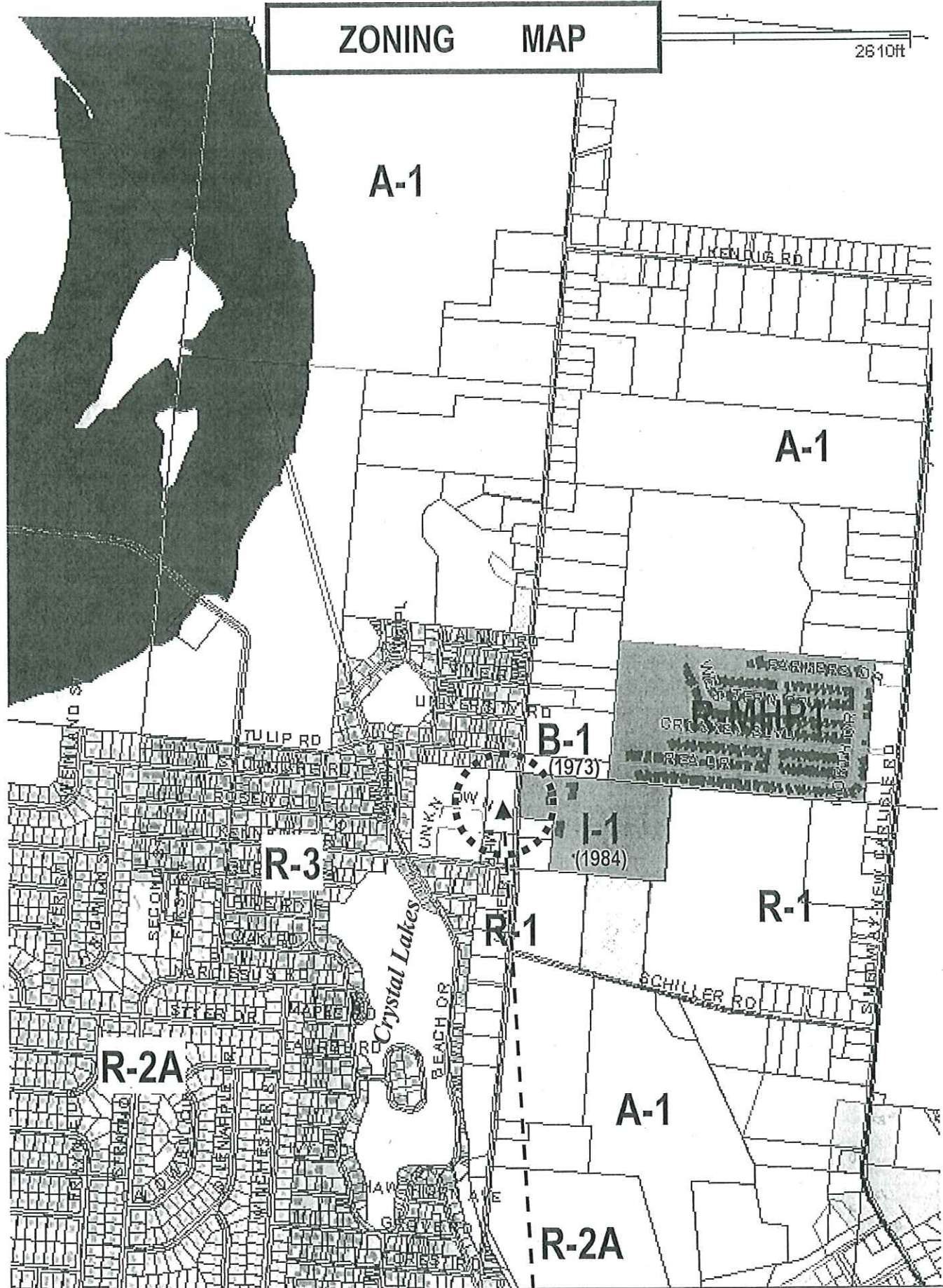
2.218ac.

1979 Lake Rd.
Bethel Twp.

ZONING

MAP

2610ft



CASE # Z-2009-5
Rezone from R-1 & B-3

2.218ac.

1979 Lake Rd.
Bethel Twp.

Rezoning Case # Z-2010-1

To: Rural Zoning Commission	Date of Meeting: January 13, 2010
From: Community Development Staff	Date of Report: December 29, 2009

Applicant: Melvin S. Ward

Request Action: Rezone **from - A-1** (Agricultural District)
to - R-1 (Rural Residence District)

Location: 644 S. Medway-Carlisle Rd.

Size: 5.44 acres

Existing Land Use: Residential

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	residential & agriculture	A-1 Agricultural District
South	residential	A-1 Agricultural District R-1 Rural Residence District
East	residential	A-1 Agricultural District
West	residential & agriculture	A-1 Agricultural District

ANALYSIS

This property was zoned A-1 as part of the original zoning map for Bethel Township.

County Engineer

Has reviewed access and drainage. Does not object to rezoning. (See Dec. 28, 2009 letter)

Soil Conservation

Report indicates soil types and drainage issues. (See Dec. 28, 2009 letter)

County Health District

No report. On-site well & septic.

Community Development Department

The **CROSSROADS** Comprehensive Land Use Plan shows this area as Medium Density Residential and Agricultural/Rural Residential. The Plan states -

"Medium density residential development (4 to 6 dwellings per acre - gross density) should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas."

and

"Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils)."

The applicant submitted a Zoning Permit Application for an addition to the south side of the existing residence. The new addition would be 15' from the side lot line. Under the current A-1 District, the minimum side setback for a residential structure is 25'. The applicant was informed that the Zoning Permit could not be approved as submitted and indicated that two options were available in order to be in compliance with a 15' side setback - 1) apply for a variance to the Board of Zoning Appeals (BZA), or 2) apply for rezoning to the R-1 District. The applicant chose the second method.

Staff Recommendation

Staff recommend approval of this rezoning.

Clark County Planning Commission - Meeting Date: January 6, 2010

Motion by Mr. Hopkins, seconded by Ms. Anderson to recommend Approval to the Rural Zoning Commission of the request of Melvin Ward to rezone 5.44 acres located at 644 S. Medway-Carlisle Rd., Bethel Township from A-1 (Agricultural District) to R-1 (Rural Residence District).

VOTE: Yes - Unanimous

Attachments:

1. Letter from County Engineer
2. Report from Soil Conservation
3. Location Map
4. Zoning Map

Clark County Engineer's Department

Johnathan A. Burr P.E., P.S.
Clark County Engineer

4075 Laybourne Road
Springfield, Ohio 45505-3613
(937) 521-1800 (937) 328-2473 fax
www.clarkcountyohio.gov/engineer

December 28, 2009

Clark County Planning Commission
3130 E. Main Street, Suite 1A
Springfield, Ohio 45505

Re: Z-2010-01 Melvin Ward
5.44 Acres 644 S. Medway Carlisle Rd. from A-1 to R-1

Mr. Tritle,

The County Engineer has reviewed the request by Melvin Ward to rezone 5.44 acres currently zoned A-1 agriculture to R-1 Residential.

- 1) Access
 - a) The property has access onto S. Medway Carlisle Road, which is classified as a Collector Street on the County's Thoroughfare Plan.
 - b) There is an existing drive, which provides access to the property. No additional access points are recommended.
- 2) Drainage
 - a) The site is being utilized in a residential nature, with an existing residence situated on the land.
 - b) The site appears to drain satisfactorily in the present developed state.

The County Engineer has no objection to the request to rezone 5.44 acres in Bethel Township, based on the above noted comments.

Sincerely,

Johnathan A. Burr, P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

I:\ZONING\2010 Zoning\Z-2010-1 Ward 644 S Medway Carlisle.doc

Paul W. DeButy, P.E. - Deputy Engineering/Planning
Kenneth D. Fenton, P.S. - Deputy Engineer
Doug Frank - Superintendent, Bridges/Garage/Traffic
Mark Niccolini - Drainage Maintenance Supervisor

Ned G. Weber - Deputy Operations/Maintenance
Thomas Bender, P.E. - Project Design Engineer
Donald Boyle - Road Superintendent
William Pierce, P.S. - Tax Map Director



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

Brent Pence, Chairman
John Ritter, Vice Chairman
Fred Berge, Fiscal Agent
Adam Agle, Secretary
Dan Maxson, Treasurer

December 28, 2009

Phil Tritle
3130 East Main Street
Springfield, Ohio 45505

RE: 644 S. Medway – Carlisle Rd. – Rezone A-1 to R-1

Dear Phil,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached reports are generated from NRCS's soil survey for Clark County. The reports provided give a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Page one of the report contains the soil map for the area stated above and page two of the report contains a list of all soils and their limitations for the site. The third page gives a detailed description for the limiting factors for the building site. Please note that areas on the map highlighted in **RED** have a very limited rating for dwellings without basements according to the NRCS Web soil survey. A *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

Soils

Map *EmA* Eldean silt loam, 0 to 2 percent slopes

This very deep soil is nearly level and well drained located on terraces along streams. The parent material is glacial outwash deposits. Available water capacity is moderate, organic matter content is low, the rooting zone is deep, and permeability is moderate (0.6 to 2.0 in/hr) in the subsoil and rapid (6.0 to 20 in/hr) in the underlying sand and gravel. Generally, this soil is not subject to flooding.

Map *MmD3* Miamian clay loam, 12 to 18 percent slopes, severely eroded

This deep soil is moderately steep and well drained. It is located on side slopes at heads of drainageways. The parent material is glacial till. Available water capacity is low, organic matter content is very low, the rooting zone is moderately deep, and permeability is moderately slow (0.2 to 0.6 in/hr). This soil is not subject to flooding.

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT

Map *MkB2* Miamian silty clay loam, 2 to 6 percent slopes, eroded

This very deep soil is gently sloping and well drained. It is located on low knolls and in undulating areas in uplands. The parent material is glacial till. Available water capacity is moderate, organic matter content is low, the rooting zone is moderately deep, and permeability is moderately slow (0.2 to 0.6 in/hr). This soil is not subject to flooding.

Drainage

Our office has documented drainage issues with this area. There is an existing drainage pattern which involves this property and the surrounding properties. Any excavation or construction performed to this property should not interfere with the existing drainage pattern causing further drainage issues. Please be advised when performing any excavation on site.

Sincerely,

Jereme Best
District Technician, Clark SWCD

Dwellings Without Basements (OH)—Clark County, Ohio
(644 S. Medway - Carlisle Rd.)



Report—Dwellings and Small Commercial Buildings (OH)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)— Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EmA—Eldean silt loam, 0 to 2 percent slopes							
Eldean	75	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Shrink-swell	0.50
MkB2—Miamian silty clay loam, 2 to 6 percent slopes, eroded							
Miamian	85	Not limited		Not limited		Somewhat limited	
						Slope	0.68
MmD3—Miamian clay loam, 12 to 18 percent slopes, severely eroded							
Miamian	85	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00

Data Source Information

Soil Survey Area: Clark County, Ohio
 Survey Area Data: Version 10, Dec 23, 2008

Dwellings and Small Commercial Buildings (OH)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings with and without basements and small commercial buildings. The ratings in the table are both verbal and numerical.

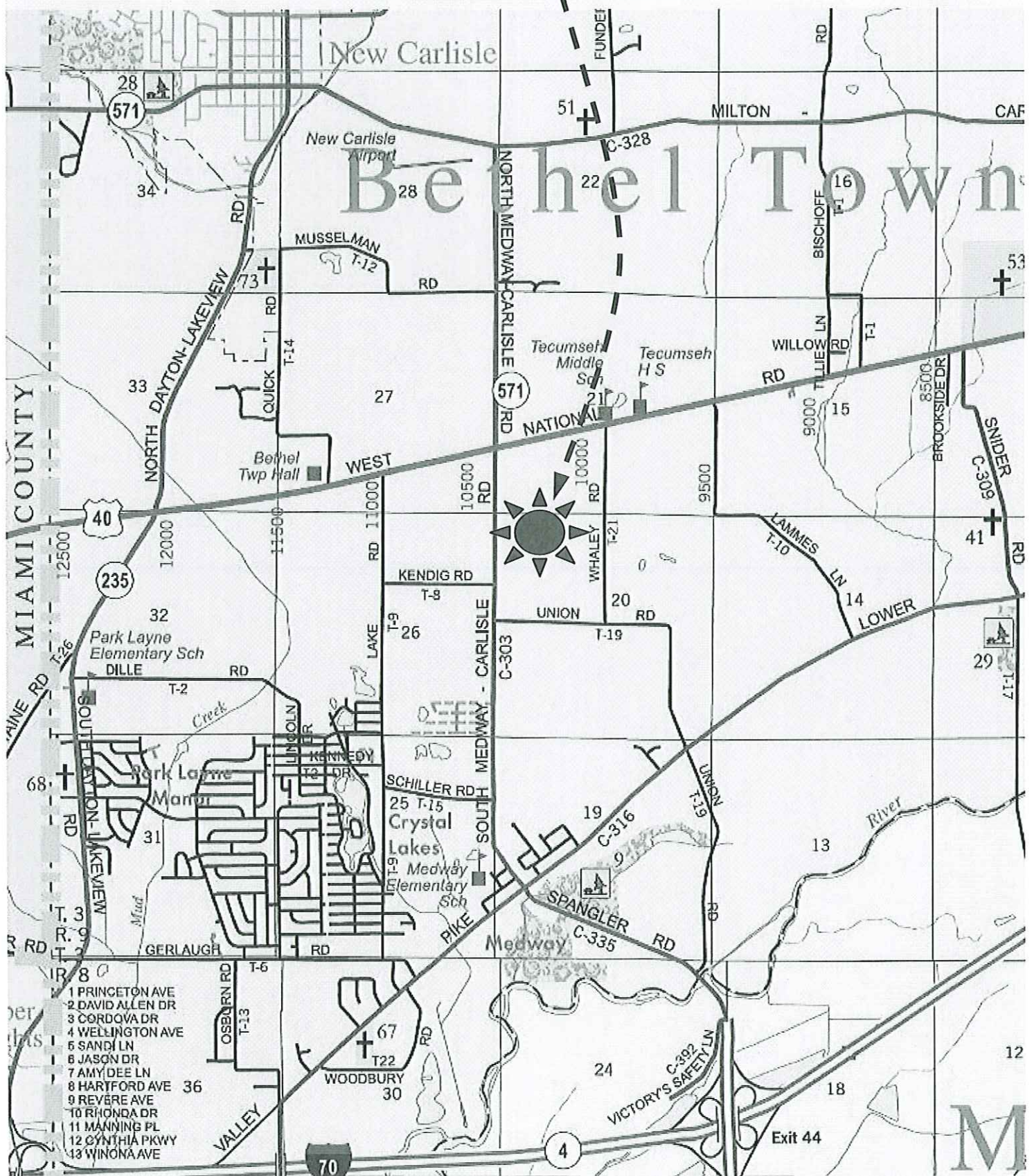
Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

LOCATION MAP

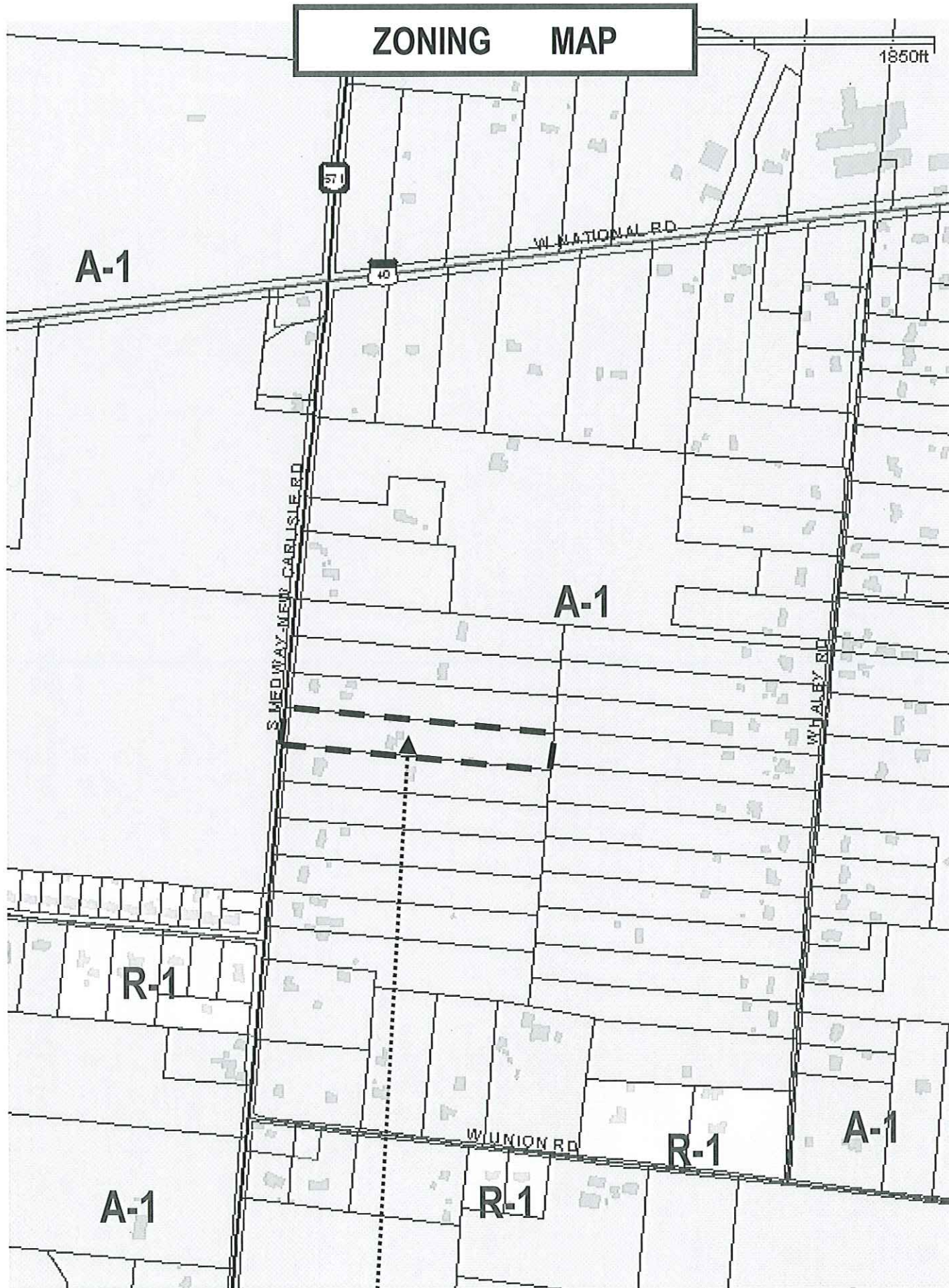


CASE # Z-2010-1
A-1 to R-1

644 S. Medway-Carlisle Rd.
5.44 ac.
Bethel Twp.

ZONING MAP

1850ft



CASE # Z-2010-1
A-1 to R-1

5.44 ac.

644 S. Medway-Carlisle Rd.
Bethel Twp.

CLARK COUNTY ZONING

November 2008

General Uses - see zoning text for details and other restrictions

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, Agricultural-Related Processing & Marketing, & related buildings & structures	
2. Single-Family Residential	
a. Single-Family Residential (restricted to lotsplits)	
b. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
3. Private Landing Field	
4. Day-Care Homes	
5. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary & Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	N	N	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	N	Y	Y	Y
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

November 2008

General Uses - see zoning text for details and other restrictions

B-1

PRINCIPAL PERMITTED AND CONDITIONED USES:		
1. Business and/or Professional Offices		
2. Banks, Financial Institutions, & Loan Businesses		
3. Local retail or service establishments, including: camera, photo, or electronic store luggage or leather goods store grocery, fruit or vegetable store health & fitness center including spas bakery goods, pizza or delicatessen store pressing, alteration, sewing & garment repair toy store, hobby shop, or home decorations store shoe store or shoe repair shop book store, news stand, or stationery store durable goods, furniture & appliance store drugstore, florist, jewelry, gift, or optical store hardware store barber or beauty shop laundromat, clothes cleaning & laundry pick-up station candy or ice cream store		
4. Restaurant excluding: a) Drive-in or Drive-thru b) those providing entertainment or dancing		
5. Radio and Television Broadcasting Studios		
6. Funeral Homes & Mortuaries		
7. Custom Butcher Shop or meat market		
8. Automotive Service Stations without repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles		
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)		
1. Indoor Private & Commercial Recreation Establishments		
2. Day-Care Centers		
3. Clubs, Fraternal or Lodge Organizations		
4. Nursing Homes, Convalescent Homes, Rest Homes		
5. Churches & similar places of worship		

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted) N = No (Not Permitted)

B-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-1 District	
2. Indoor Motion Picture Theaters	
3. Restaurants, including Drive-in, Carry-out, and Drive-thru excluding: a) those providing entertainment or dancing	
4. Garden Centers and Greenhouses	
5. Printing, publishing, and lithograph shops	
6. Antique & antique refinishing shop	
7. Furniture upholstering & refinishing shop	
8. Automotive Service Stations with repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles	
9. Car Rental pick up facility	
10. Car Washes	
11. Bowling alleys or billiard parlors	
12. Air Conditioning, Plumbing, Heating, and Roofing Shops	
13. Automotive Parts Store selling new or newly remanufactured parts and/or tires and batteries	
14. Indoor Private & Commercial Recreation Establishments	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Uses listed as "Conditionally Permitted Uses" in the B-1 District	
2. Animal Hospitals, Veterinary Clinics, and Kennels	
3. Bars and Taverns	

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Industrial & Manufacturing Establishments	
2. Warehouses	
3. Wholesale Establishments	
4. Manufacturing Retail Outlets	
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District	
2. Junkyards & Automobile Wrecking Yards	
3. Resource and Mineral Extraction	
4. Penal & Correctional Facilities	
5. Sanitary Landfills	

B-3

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-2 District	
2. Building and Related Trades	
3. Building Material Sales Yard	
4. Automotive sales - new & used	
5. Automotive Repair or Body Shop provided all outside storage is screened on all sides by a well maintained 6 foot opaque wall or fence	
6. Wholesale Establishments	
7. Restaurants, including Drive-in, Carry-out, and Drive-thru and those providing entertainment or dancing	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Uses listed as "Conditionally Permitted Uses" in the B-2 District	

B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-3 District	
2. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	
3. Bottling of Soft Drinks and Milk or Distributing Stations	
4. Contractor's Equipment Storage Yard or Storage & Rental of Contractor's Equipment	
5. Motor Vehicle, Boat, & Camper Storage	
6. Trucking and Motor Freight Station or Terminal	
7. Carting, Express, or Hauling Establishment	
8. Stone or Monument Works	
9. Mini-Warehouse or Self Storage Facility	
10. Recycling center & transfer station	
11. Research lab	
12. Private and Public Outdoor Recreation Areas	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Uses listed as "Conditionally Permitted Uses" in the B-3 District	